

10/2005/023

CARDINAL DEVELOPMENTS LTD

CHANGE OF USE CONVERSION AND EXTENSION TO FORM DWELLING AT THE POUND HOUSE, TRENTS FARM, CHURCHINFORD

21427/12629

FULL

PROPOSAL

The proposal is for an extension and conversion of a barn to a dwelling, an alternative enlarged scheme to that previously approved in April last year and involves an extension that more than doubles the size of the extension previously approved and its link to the detached triple garage.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection to this proposal.

PARISH COUNCIL oppose the proposal for the following reasons:- 1. Condition 8 of Full Permission for application 10/2003/008 states that "there shall be no further addition or extension to the dwelling "as the Local Planning Authority is not satisfied that the dwelling could be extended without detriment to the amenities of the area or the existing dwelling". Subsequently, a similar condition was attached to application 10/2005/004. Each new proposal constitutes just such a detrimental situation and drives yet another "coach and horses" through your Guidelines - see my Council's response of 14 April, 2005 to application 10/2005/004. 2. The original barn which has now been consumed by The Pound House was probably among the smallest on the Trents Farm site with outline consent for conversion to a two-bedroomed dwelling. It is now probably one of the largest - and growing! Application 10/2003/018 was for a domestic garage and full permission was granted in September 2003. Before work commenced, a minor(?) amendment to turn the new garage through 90% was submitted "to align the ridge line of the garage block with the ridge line of the extended building" to "form a courtyard area". This amendment went through "on the nod" despite my Council's objections and its perspicacious view that allowing the amendment could be a "precursor to a further application for a additional building". This latter notion has now come to fruition leading to further over-development of this site. 3. As a result of the above The Pound House is out of scale with the original concept of barn conversions on Trents Farm and totally disproportionate to the site. 4. Whilst it is appreciated that the rules regarding development in an AONB are not now as sacrosanct as was thought, the continued expansion of conversions on Trents Farm constitute an ever-growing blight in this part of the Blackdown Hills. My Council is, therefore, strongly opposed to this application on the grounds given above.

4 LETTERS OF SUPPORT have been received on grounds of the increase will not be obvious from the road or any dwellings; the size will not be out of keeping with the buildings in close proximity; the materials will be in character with those that surround it and it will give a more sympathetic appearance; it will provide a family home and add to

the sustainability of the village; there is no overlooking, is not unsightly and will not cause nuisance.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development , STR5 - Development Outside Towns Rural Centres and Villages, POLICY 3 - Areas of Outstanding Natural Beauty.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, S7 - Outside Settlements, H7 - Conversion of Rural Buildings, H17 - Extensions, EN10 - Areas of Outstanding Natural Beauty .

ASSESSMENT

The proposal is to convert and extend the northern most stone barn of a complex of barns to a dwelling. Permission was originally granted in 2003, reference 10/2003/008, for the conversion of the barn to a dwelling. This was followed by permission for removal of a large agricultural building and erection of a triple garage (10/2003/018). A minor amendment of this garage approval was subsequently allowed by Members which turned the garage through ninety degrees. A revised application for conversion and extension of the barn (10/2005/004) was registered in March last year and was granted by Members on 22nd April, 2005.

The current application involves a scheme which further extends the barn to link the barn to the new triple garage block. This means the original barn would be extended by 75 sq m in terms of floor area, minus the garage, and this equates to an 80% increase over the size of the original barn. This is clearly a significant extension and alteration to the barn out of keeping with its original character and distinctiveness contrary to policy H7 and S2 of the Local Plan. If the barn conversion were to be completed as approved, the extension as now proposed would still create a form of development out of keeping with the form, character and scale of the original approval contrary to the extensions policy H17. Linking the extended barn to garage will also lead to pressure to convert part of the triple garage to residential accommodation which would be difficult to resist in the future given the parking policy and previous appeal decisions. Such a proposal would significantly alter what originally was a modest barn conversion.

The revised scheme significantly alters the character and appearance of the barn and is considered contrary to Policies S1(D), S2(A), S7, H7 and H17 of the Local Plan and is therefore recommended for refusal.

RECOMMENDATION

Permission be REFUSED for reason of the scheme involves a significant extension that alters the character and form of the barn that is contrary to the character and distinctiveness of this property contrary to Taunton Deane Local Plan Policies S1(D), S2(A), S7, H7 and H17.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: